

CITY OF WATERLOO
 DETAIL REVENUES WITH COMPARISON TO BUDGET
 FOR THE 7 MONTHS ENDING JULY 31, 2015

FUND 600 - COMMUNITY DEVELOP AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>PUBLIC CHARGES FOR SERVICE</u>						
600-46-4674-000	MBC BUILDING RENTAL	.00	360.00	1,000.00	(640.00)	36.00
	TOTAL PUBLIC CHARGES FOR SERVICE	.00	360.00	1,000.00	(640.00)	36.00
<u>OTHER FINANCING SOURCES</u>						
600-49-4930-000	FUNDS APPLIED TO BUDGET	.00	.00	12,600.00	(12,600.00)	.00
	TOTAL OTHER FINANCING SOURCES	.00	.00	12,600.00	(12,600.00)	.00
	TOTAL FUND REVENUE	.00	360.00	13,600.00	(13,240.00)	2.65

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 7 MONTHS ENDING JULY 31, 2015

FUND 600 - COMMUNITY DEVELOP AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MAUNESHA BUSINESS CENTER</u>						
600-51-5162-220	MAUNESHA BUSINESS TELEPHONE	.00	191.37	350.00	158.63	54.68
600-51-5162-221	MAUNESHA BUSINESS ELECTRIC	250.61	1,215.34	2,800.00	1,584.66	43.40
600-51-5162-222	MAUNESHA BUSINESS HEAT	10.56	597.18	1,500.00	902.82	39.81
600-51-5162-223	MAUNESHA BUSINESS WATER/SEWER	43.11	261.90	550.00	288.10	47.62
600-51-5162-290	MAUNESHA BUSINESS CLEAN CONTRA	74.40	446.40	900.00	453.60	49.60
600-51-5162-341	MAUNESHA BUSINESS INTERNET	.00	402.54	1,000.00	597.46	40.25
600-51-5162-350	MAUNESHA BUSINESS CLEANING SUP	.00	.00	500.00	500.00	.00
600-51-5162-351	MAUNESHA BUSINESS REPAIRS/MAIN	64.20	558.88	1,000.00	441.12	55.89
	TOTAL MAUNESHA BUSINESS CENTER	442.88	3,673.61	8,600.00	4,926.39	42.72
<u>PLANNING AND CONSERVATION</u>						
600-56-5630-220	PROJECT CDA PROGRAMS	200.00	200.00	.00 (200.00)	.00	.00
	TOTAL PLANNING AND CONSERVATION	200.00	200.00	.00 (200.00)	.00	.00
<u>CAPITAL PROJECT</u>						
600-57-5701-800	CAPITAL PROJ OUTLAY BLDG	.00 (.46)	5,000.00	5,000.46 (.01)	.01	.01
	TOTAL CAPITAL PROJECT	.00 (.46)	5,000.00	5,000.46 (.01)	.01	.01
	TOTAL FUND EXPENDITURES	642.88	3,873.15	13,600.00	9,726.85	28.48
	NET REVENUES OVER EXPENDITURES	(642.88)	(3,513.15)	.00 (3,513.15)	.00	.00

City of Waterloo, WI
Friday, August 14, 2015

Chapter 35. Community Development Authority

[HISTORY: Adopted by the Common Council of the City of Waterloo 11-1-2007 by Ord. No. 2007-21.
Amendments noted where applicable.]

GENERAL REFERENCES

Boards, commissions and committees — See Ch. **19**.
Building construction — See Ch. **140**.
Mobile homes and mobile home parks — See Ch. **252**.
Nuisances — See Ch. **261**.
Property maintenance — See Ch. **288**.
Subdivision of land — See Ch. **380**.
Zoning — See Ch. **385**.

§ 35-1. Creation.

Pursuant to § 66.1335, Wis. Stats., there is hereby created a community development authority to be known as the "Community Development Authority of the City of Waterloo (CDA)." The CDA shall be deemed a separate body corporate and politic authorized to transact business and exercise any and all powers granted to a CDA under the Community Development Authority Law as amended from time to time for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects.

§ 35-2. Composition and procedures.

- A. **Composition.** The CDA shall consist of seven resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing. These persons shall serve as Commissioners of the CDA.
- B. **Appointment.** The Commissioners shall be appointed by the Mayor with the confirmation of the Common Council. Two of the Commissioners shall be members of the Common Council and shall serve during their term of office as board members. The first appointments of the five non-board members shall be for the following terms: two for one year and one each for the terms of two, three and four years. Thereafter, the terms of non-board members shall be four years and until their successors are appointed and qualified. Vacancies shall be filled for the unexpired term as provided for in this subsection.
- C. **Officers.** The CDA shall annually elect a Chairperson and a Vice Chairperson from among the Commissioners. The City Planning Commission shall assist in performing the duties required by the CDA.
- D. **Compensation.** The Commissioners shall receive no compensation for their services, but shall be entitled to reimbursement for their actual necessary expenses, including local travel expenses included in the discharge of their duties.
- E. **Meetings, quorum and bylaws.** All meetings of the CDA shall be held in compliance with the provisions of the Open Meeting Laws of the State of Wisconsin.^[1] Four Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes. Action may be taken by the CDA upon the affirmative vote of a majority of the Commissioners present at any meeting at which a quorum is present. The CDA may adopt and from time to time amend or repeal such bylaws or

other rules or regulations not inconsistent with the applicable laws of this state and of this chapter, as it deems necessary in the performance and function of its duties; provided Common Council approval of such actions is first obtained.

[1] *Editor's Note: See §§ 19.81 to 19.98, Wis. Stats.*

- F. Budget and annual report. An annual budget shall be prepared by the CDA which shall be subject to approval by the Common Council. The CDA shall also prepare and file with the Mayor and Common Council a report of its activity for the preceding calendar year on or before August 1 of the following year.

§ 35-3. Powers and duties.

The CDA shall have all powers, duties and functions set out in §§ 66.1201 and 66.1333, Wis. Stats., for housing and redevelopment authorities, and as to all housing projects initiated by the CDA it shall proceed under § 66.1201, Wis. Stats., and as to all projects relating to blight elimination, slum clearance, urban renewal and redevelopment programs it shall proceed under §§ 66.1301 to 66.1327, 66.1331, 66.1333, 66.1337 or 66.1105, Wis. Stats., as determined appropriate by the Common Council on a project-by-project basis. As to all community development programs and activities undertaken by the City under the Federal Housing and Community Development Act of 1974, the CDA shall proceed under all applicable laws and ordinances not inconsistent with the laws of this state. In addition, the CDA may act as agent of the City to perform all acts, except the development of the general plan of the City, which may otherwise be performed by the Plan Commission under §§ 66.1301 to 66.1327, 66.1331, 66.1333 and 66.1337 or 66.1105, Wis. Stats. In addition to all other powers, duties and functions, the CDA shall have such other powers, duties and functions related to community development as are conferred upon the Authority by the Common Council from time to time.

§ 35-4. Evidence of authority.

A certified copy of this chapter shall be filed with the City Clerk and shall be prima facie evidence of the CDA's right to transact business, and such chapter shall not be subject to challenge because of any technicality. In any suit, action or proceeding commenced against the CDA, a certified copy of such chapter shall be deemed conclusive evidence that the CDA is established and authorized to transact business and exercise its powers hereunder and pursuant to § 66.1335, Wis. Stats.

§ 35-5. Construction.

All powers, duties and functions of a housing and community development authority, as set forth in § 66.1335, Wis. Stats., are deemed to have been granted to the CDA as though set forth in this chapter, except as to those powers, duties and functions which are subject to further authorization and direction of the Common Council, as set forth herein. This chapter and the powers granted hereunder shall be construed liberally to effectuate its purpose.

§ 35-6. Statutory authority.

This chapter is enacted pursuant to § 66.1335, Wis. Stats. Insofar as this chapter may be inconsistent with § 66.1335, Wis. Stats., the statute shall control.

§ 35-7. Severability.

If any provision of this chapter is invalid or unconstitutional or if the application of this chapter to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this chapter which can be given effect without the invalid or unconstitutional provisions or applications.

§ 35-8. When effective.

This chapter shall take effect and be in force from and after its passage and publication.

TO: Mayor, City Council and Community Development Authority
FROM: Clerk/Treasurer
SUBJECT: Jefferson County Economic Development Consortium (JCEDC) – July 23rd Meeting Report
DATE: July 27, 2015

Mike Strasser has relinquished his role as Waterloo representative on the JCEDC. I have assumed those duties.

MEETING SUMMARY:

1. Director's Report (Genevieve Borich): Communication, marketing, positive business climate, workforce development and facilitation & coordination are focal points. JCEDC website traffic was reviewed. Notice given that a County-wide EPA Brownfield grant process was continuing.

2. Glacial Heritage Area: County staff are to meet with DNR staff on the Glacial Heritage Area (GHA). A DNR GHA position has been cut effective the end of August. The County seeks to encourage a DNR focus on this designated priority area for outdoor recreational growth. Waterloo is located in the geographic center of the GHA.

3. Railroads and the Wisconsin River Rail Transit Commission: County and municipal individuals are part of the multi-county commission which is the owner of the railroad line through Waterloo. It is leased to Wisconsin & Southern. Watertown Mayor David said partial train tie replacements would begin this year from Watertown to Madison with completion in 2016.

A county led prioritization meeting on local railroads and economic development is to be scheduled for August. Let me know if you would like to participate and your thoughts and rail as an economic development opportunity.

4. County Growth Analysis: Genevieve Borich and Andy Erdman gave a Jefferson County Growth Analysis presentation. Numerous items from this presentation can be folded into a Waterloo strategy. "Local job growth, but what type of jobs?" "Retail opportunity gaps." "Target companies that want to stay." Others....

5. Home buyer Programs: The JCEDC staff leads on local home buyer programs. For this calendar year 72 participants have participated, seventeen home buyers received assistance -- none from Waterloo. The average purchase price of homes with grants has been \$106,821.50.

6. Affordable Housing: The JCEDC staff leads on affordable housing development projects. The Movin'Out Project (217 North Monroe St) participated in this project in 2014 and 2015.

Next Meeting: August 27th